

**Brentwood Planning Board**

**Minutes –August 6, 2015**

Members Present: Kevin Johnston, vice-chair Steve Hamilton  
Mark Kennedy Jane Byrne, BOS Rep  
Glenn Greenwood, Circuit Rider Planner

Also present: Planning Board's Fire Consultant Nick Cricenti

Vice-Chair Johnston opened the meeting at 7:00 pm.

Motion made by Hamilton, 2<sup>nd</sup> by Kennedy to give St. Hilaire voting rights: all were in favor.

Butch and Michele Whitehouse were in to speak with the Board regarding the status of the reclamation of the Fralic gravel pit (tax map 218.002). The June 18 minutes state that the CC is working with the heirs and the South East Land Trust for a federal wetlands preserve program grant to put the land into a conservation easement, and those minutes state "but because the estate has not been settled, the process has been delayed at least another year." The Whitehouse's sent a letter to the town Boards (CC, BOS and PB) letting them know that the estate has in fact been settled, and are asking how flexible the PB will be in enforcing the reclamation. CC Chairman Rob Wofchuck was present and said they asked for the delay because the DeYoungs (heirs) have been moving forward, hired a surveyor and are working out a preliminary reclamation plan. He said the grant application period expired in May, and the estate was not settled until June. The next round of funding will be in the spring of 2016, this is an annual grant application, and said the delay is to give the owners the opportunity to get that funding. Wofchuck said the CC is working closely with the owner and doesn't want to "push so hard" that they feel they would need to develop the property to get the reclamation money. Byrne feels the reclamation plan should be developed as soon as it can be done.

Motion made by Kennedy, 2<sup>nd</sup> by Hamilton, to write to the DeYoungs, asking them to attend the Sept 3 PB meeting to explain their intent and the status on the reclamation plan: all were in favor. The Whitehouse's thanked the Board for their time this evening.

Have a request from the applicants of the Callahan-Bouchard site plan conditional approval (tax map 209.004), asking for a 90 day extension.

Motion made by Hamilton, 2<sup>nd</sup> by Byrne to grant the extension to November 5<sup>th</sup>: all were in favor.

Have a request from the applicants of the Brentwood Rt125, LLC site plan conditional approval (tax map 201.016), asking for a 90 day extension.

Motion made by Kennedy, 2<sup>nd</sup> by Hamilton to grant the extension to November 5<sup>th</sup>: all were in favor.

Have town engineer Steve Cummings' letter recommending the final release of the Letter of Credit for Mill Pond Crossing (tax map 224.079). The Letter of Credit has a balance of \$102,284.70. Jeff Rhuda of Symes Associates was present. Rhuda said at the July 20 site walk he agreed to give the HOA \$900 to cover any remaining issues from the site walk. He said that he has adjusted that amount to \$3500, to include the fix for the trench drain. A member of the HOA Board of Directors was present, and thanked Rhuda and the Board for working with them.

Motion made by Hamilton, 2<sup>nd</sup> by Kennedy to release the LOC and authorize Johnston to sign the release once all outstanding bills have been paid. All were in favor. Rhuda thanked the Board.

**Public Hearings:**

**Amendment to a previously approved site plan: Pipe Dream Brewery, LLC - tax map 201.003.**

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Paperwork is in order and abutters legally notified from the list provided by the applicant.

Motion made by Hamilton, 2<sup>nd</sup> by Byrne to accept the application: all were in favor.

Kerry Bacheller and Jon Young were present for tonight's hearing. There were no abutters present.

Bacheller said they are proposing a nano-brewery at 424 Rte 125, and requesting to be allowed to be open to the public Thursday's and Friday's from 4pm to 8 pm, and Saturday and Sunday from noon to 8 pm. This will be for tasting and the sale of beer, either in kegs or growlers (a growler is a one gallon jug). She said their remaining business hours will be for brewing, Monday through Friday, 7 am to 7 pm. Greenwood said the PB needs to know the number of employees, the hours of operation and that there is adequate parking, saying he feels that there is adequate parking. Bacheller said a nano brewery can produce a maximum of 60,000 gallons annually. She said this is a Limited Liability Company, and there are managers who will run the brewery and sales, no employees. There will be at least one manager on site during brewing and retail hours. Young said the landlord said the parking lot is pretty much empty during the hours they will have their retail, so parking is not an issue. Bacheller said they have met with the Fire Inspector. She said there will be no entertainment, no video or TV screens.

Greenwood said if approved an affidavit will be prepared, signed by the PB and recorded at the registry. He said this will include the brewing hours as well as the retail hours and who will be on site. It will also state that parking spaces have been made available through their agreement with their landlord. If parking becomes an issue, then the PB may have to readdress that.

Motion made by Byrne, 2<sup>nd</sup> by Kennedy, to approve the amendment contingent upon the recording of the above mentioned affidavit: all were in favor. Bacheller and Young thanked the Board.

**7:00 – Amendment to a Previously Approved Site Plan: Sig Sauer – tax map 202 lot 7, & map 203 lots 18, 19**

Paperwork is in order and abutters legally notified from the list provided by the applicant. Applicant also requests a CUP for the wetlands buffer.

Motion made by Byrne, 2<sup>nd</sup> by Hamilton to accept the application: all were in favor.

Joe Coronati of Jones & Beach Engineers spoke on behalf of the applicant this evening. Jeff Chierepko from Sig Sauer was also present, as well as several abutters.

Coronati provided a sheet that showed the structure size, to be 88 feet by 205 feet. He said this will be an open-air shelter with a roof only on a concrete slab, no sides, no utilities except electric. Parking will be at the existing parking lot and shooters will walk to the site. They want to have a 50 meter range with a trap to shoot into, and have tables to shoot from. They are meeting with the CC next week, who will visit the site.

Hamilton said he is against this; he is against the noise it will create. Chierepko said they cannot enclose this because they need ventilation, and the costs involved. He said atmospheric conditions contribute to the noise; that if there is cloud cover it exacerbates all the noise, there is no "up" and it spreads out. He said by covering it they believe it will minimize the noise. Chierepko said once they have this structure up they will experiment with sound absorbing material around it. Hamilton asked that it be included in their plan presented. Chierepko said they spoke with their ventilation expert, who developed the small arms ventilation standard for the Navy, and has worked on all of Sig Arms ranges. They said that any type of partial wall will worsen the ventilation. Chierepko said that the Air Force will no longer allow partial walls. Hamilton wants noise suppression and asked for an independent sound professional to tell them why it can't be suppressed. He said there has to be more sound suppression than what is presented, and there must be something that can be done. Hamilton said he

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wants something saying that it is impossible to make this quieter, and Chierepko said that nothing is impossible, but this is what they can do within their budget.

Abutter George Taylor asked about the air quality from the lead and Chierepko said most of the lead dust will be in the deceleration chamber, and there is a vacuum system that will pull that in.

Byrne asked for a continuance, to allow time for members to review the agreement from Sig Sauer from August 2013. She would also like an explanation as to why they can't make it quieter and she wants to make sure they are complying to this agreement.

Abutter Jen Chase asked if they were going to add classes and Chierepko said they are not adding any instructors, but there could be more classes going on. She asked if there has been a study to show whether the canopy will suppress the noise, or make it echo more? Chierepko said that is on his list. Greenwood said any sound cannot exceed our regulations. Abutter Robin Johnson said that there was a sound study done, but years ago. Abutter Debra Roberts asked what caliper would be used and Chierepko said whatever they currently use, he was not sure. Johnston thought pistol. The plans provided tonight indicate that they would use the current hours of operation.

For the next meeting Sig Sauer should bring a sound study report to give the decibel reading at their property line; what is the maximum sound suppression available for the proposed building, provided by an independent; need to confirm compliance with the 2013 agreement.

Coronati asked if this is subject to a regional impact. Greenwood said that Epping PB was also notified of this hearing, and the Epping abutters were also notified. Members agree that this is not a project of regional impact.

Byrne asked why this could not be an indoor shooting range, and Chierepko said they are only allowed to spend \$1,300,00.00 to spend.

Motion made by Byrne, 2<sup>nd</sup> by Hamilton to continue this hearing to September 3 at 7:00 pm: all were in favor.

### **Board Business Continued**

Motion made by Kennedy, 2<sup>nd</sup> by Hamilton to approve the July 16 minutes: all were in favor.

Motion made by Kennedy, 2<sup>nd</sup> by Hamilton to approve the minutes of the July 20 site walk. The motion carried with Byrne abstaining as she was not present.

Motion made by Byrne, 2<sup>nd</sup> by Hamilton to adjourn at 8:25 PM: all were in favor.

Respectfully submitted,

Kathy St. Hilaire  
Administrative Assistant  
Brentwood Planning Board